

CITY OF OREM
PLANNING COMMISSION MEETING MINUTES
OCTOBER 7, 2015

The following items are discussed in these minutes:

OVERTON CAR WASH - CONTINUED

STUDY SESSION

PLACE – Orem City Main Conference Room

At 3:30 p.m. Chair Moulton called the Study Session to order.

Those present: Carlos Iglesias, Karen Jeffreys, David Moulton, and Michael Walker, Planning Commission members; Jason W. Bench, Planning Director; David R. Stroud, City, Planner; Clinton Spencer, GIS Planner; Brandon Stocksdale, Planner; and Loriann Merritt, Minutes Secretary

Those excused: Carl Cook, Lynnette Larsen, and Becky Buxton, Planning Commission members; Bill D. Bell, Development Services Director; Sam Kelly, City Engineer; Cliff Peterson, Private Development Engineer; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; David Spencer, City Council Liaison

The Commission and staff toured the Stone Five Studios in Orem, Utah and returned at 4:40 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

PLACE - Orem City Council Chambers

At 4:40 p.m. Chair Moulton called the Planning Commission meeting to order and asked David Moulton, Planning Commission member, to offer the invocation.

Those present: Carlos Iglesias, Karen Jeffreys, David Moulton, and Michael Walker, Planning Commission members; Jason W. Bench, Planning Director; David R. Stroud, City, Planner; Clinton Spencer, GIS Planner; Brandon Stocksdale, Planner; and Loriann Merritt, Minutes Secretary

Those excused: Carl Cook, Lynnette Larsen, and Becky Buxton, Planning Commission members; Bill D. Bell, Development Services Director; Sam Kelly, City Engineer; Cliff Peterson, Private Development Engineer; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; David Spencer, City Council Liaison

Chair Moulton introduced **AGENDA ITEM 3.1** as follows:

AGENDA ITEM 3.1 is a request by Glen Overton to vacate Lot 2 of Washburn Park North Subdivision, Plat A and approve the final plat of **OVERTON SUBDIVISION, PLAT A** and the site plan of **OVERTON CAR WASH** at 65 West 800 North in the C2 zone.

Staff Presentation: The applicant is proposing to construct a new two (2) unit building and car wash bay as part of their commercial complex remodel. One of the units will include a drive up window. A new vehicular connection will also be made from the 7-11 site to the east through the proposed site which will connect from Main Street to 100 West. An existing home has been removed to accommodate the addition.

The proposed final plat combines three (3) existing lots into one (1) lot with 1.48 acres. Easements on the plat for cross access to the Maverick site as well as the 7-11 site are included in the plat.

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The proposed building addition of the two (2) commercial units will attach to the current Super Lube building. The addition is twenty-one (21) feet tall and the end unit includes a drive through window on the eastern side of the building. The two units include a total of 2,910 square feet. A new 100 foot long car wash bay is also proposed that connects to the current car wash building. The proposed building elevations show all the existing buildings being finished with siding and a standing seam metal roof. Many of the existing facades will be changed and updated to provide a more consistent look.

As per code requirements for a combined usage of the car wash, office space, and the auto lube a total of thirty-two (32) stalls are required and included in the proposed site plan. Bicycle parking is also included in the site plan and is located to the south of the proposed addition.

Plans show an existing six (6) foot wall that will be increased to seven (7) feet (per code requirements) on the existing portion of the site plan and a new seven (7) foot tall masonry wall will be constructed on the south-eastern portion of the site as well where the existing home was removed. The existing fence between the 7-11 site will also be removed.

The existing site already includes landscaping and the portion of the site that will be added to the east of the existing site will also be landscaped as required by code. Twenty (20) feet of landscaping is proposed between the existing sidewalk and the proposed parking area as well as the addition of seven (7) new trees.

The applicant held a neighborhood meeting on September 21, 2015. Four (4) people attended and had questions about the fence to the south of the addition as well as some concerns regarding the added access from the 7-11 site to the east. Both issues were addressed by the applicant and were resolved.

The dumpster is located south of the main buildings and is enclosed as required by City code.

The applicant is providing another access through the site to the east for improved site connectivity. There are no other transportation issues.

Recommendation: Based on compliance with all applicable City codes, staff recommends the Planning Commission vacate Lot 2 of Washburn Park North Subdivision, Plat A, and approves the final plat of Overton Subdivision, Plat A and site plan of Overton Car Wash at 65 West 800 North in the C2 zone.

Mr. Stroud indicated the applicant has requested this item be continued until October 21, 2015 Planning Commission meeting.

Planning Commission Action: Chair Moulton moved to continue this item until the October 21, 2015 Planning Commission meeting. Ms. Jeffreys seconded the motion. Those voting aye: Carlos Iglesias, Karen Jeffreys, David Moulton, and Michael Walker. The motion passed unanimously.

MINUTES: The Planning Commission reviewed the minutes from the previous meeting. Chair Moulton then called for a motion to approve the minutes of July 22, 2015. Ms. Jeffreys moved to approve the meeting minutes for July 22, 2015. Vice Chair Iglesias seconded the motion. Those voting aye: Carlos Iglesias, Karen Jeffreys, David Moulton, and Michael Walker. The motion passed unanimously.

ADJOURN: Chair Moulton called for a motion to adjourn. Chair Moulton moved to adjourn. Mr. Walker seconded the motion. Those voting aye: Carlos Iglesias, Karen Jeffreys, David Moulton, and Michael Walker. The motion passed unanimously.

Adjourn: 4:40 p.m.

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Jason Bench
Planning Commission Secretary

Approved: October 21, 2015